

REAL ESTATE AT AUCTION

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Does Anybody Want Vacant Lots Now?

While They Are the Only Real Bargain Commodity. The small number of inquiries received forecasts sacrifice prices at the Jamaica Estates Absolute Auction Sale next Saturday.

Can I not drive it into your minds that AS SOON AS BUILDING IS RESUMED ON A Big Scale,

Everybody Will Want Home Building Sites

AT MANY TIMES PRESENT BARGAIN PRICES The biggest sacrifice sale of home sites that should soon be in greatest demand by builders and home-seekers will be the

ABSOLUTE PUBLIC AUCTION

To Be Sold Separately OF 2,000 HOME BUILDING LOTS To Be Sold Separately

Beautifully Wooded Residential Property. Where over one million dollars was spent by the Late Lieut.-Governor Woodruff and his associates on improvements, fine roads, sewers, sidewalks, etc.

JAMAICA ESTATES

JAMAICA, Borough of Queens, NEW YORK CITY
20 MINUTES FROM HEART OF MANHATTAN

NEXT SATURDAY, JUNE 12th

On the Premises, at 1 o'clock P. M., Rain or Shine

50% @ 5%,
60% @ 5 1/2%,
70% @ 6%

TITLE GUARANTEE & TRUST CO. POLICIES FREE. Liberty Bonds will be accepted at Market Value on day of Sale. Savings Bank Books accepted as Deposit, on proper assignment.

67 Liberty Street
Phone Cortlandt 744
New York City

DESCRIPTIVE
BOOK-MAP
ON REQUEST

VISIT JAMAICA ESTATES BEFORE THE SALE

Buses at Jamaica (Main Station) meet the following express trains leaving
PENNSYLVANIA STATION (33d St. and 7th Ave.) Weekdays: 9:00, 9:59, 11:30 A. M., 12 noon (Sat. only: 12:20, 12:46 P. M.), 12:30, 1:12, 1:55, 3:00, 4:06, 4:58 P. M. Sundays: 9:00, 9:59, 11:15 A. M.; 12:34, 1:55, 2:59, 4:05, 4:50 P. M.
FLATBUSH AVE. (Brooklyn) Weekdays: 8:58, 9:57, 10:56 A. M. (Sat. only: 12:19, 12:44 P. M.), 12:30, 1:12, 1:49, 2:59, 4:05, 4:58 P. M. Sundays: 8:57, 10:02, 11:19 A. M.; 12:34, 1:59, 3:00, 4:05, 4:54 P. M.

Automobile Route via 59th Street, Queensboro Bridge, Queens Boulevard to Hillside Avenue to Jamaica Estates.

SPECIAL TRAIN ON SATURDAY

From Penn. Station, 33d St. & 7th Ave. at 12:15
From Flatbush Ave., Brooklyn

FREE Railroad Tickets for Special Train on application
At Auctioneer's Office, 67 Liberty St., or from my Representative at Special Train Gate before train time.

Absolute Auction Sale Tuesday, June 15

AT NOON IN EXCHANGE SALESROOM, 14 VESEY ST., N. Y. C.

Estate of Late James J. Phelan

S. E. Cor. 10th Ave. & 25th St.

(Known as 250-2-4-6-8 Tenth Avenue and 44 W. 25th Street)
Five four-story brick tenements, with stores, to be sold separately. Sizes about 20x70 and 58x5 each.

460-462 West 25th St.
(Ad. S. E. Cor. 10th Avenue)
Two three-story and basement private dwellings, containing 15 rooms and bath, each to be sold separately. Sizes, 45x100x9; 462, 18.5x100x9 ft.

438-440 West 25th St.
(Between 9th and 10th Aves.)
Two four-story and basement brick tenements, to be sold as one parcel; size of plot 40x53.

Up to 70% May Remain on Mortgage for 3 Years at 6%
N. Y. TITLE & MORTGAGE CO. POLICIES FREE.

LAURENCE A. SULLIVAN, Esq., tr., 30 Broad St., N. Y. City.

Send for Booklet

67 Liberty St.
New York City.

Telephone
Cortlandt 744

Make sure of your future home at once

POSSESSION IMMEDIATELY \$5500 POSSESSION OF BALANCE October 1, 1920

Co-operative Plan

275 Clinton Ave.

Corner De Kalb Ave., Brooklyn

There are a few of the choice 7 room apartments remaining to be sold to desirable persons.

The apartment is located in the finest section of Brooklyn, convenient to all New York subways, trolleys, elevated lines, theatres and shopping districts.
Don't write, but call or telephone 3192 Main at once. Apartments shown 9 A. M. to 6 P. M.

Humphreys & Orr, 215 Montague Street, Brooklyn, N. Y.

NEW BUILDINGS

Excellent four-room apartments; every improvement; first-class neighborhood.
2676 GRAND AV.
BETWEEN BURNSIDE AV. & 180TH.

LOOK FOR YOUR APARTMENT NOW. Don't delay. Full rentals will be difficult to secure and higher price. Use us to-day while our list is complete.
CLARENCE J. RAYMOND

MAINE PALMBOURNE, ME. AUGUSTA, ME. NEW BRUNSWICK, N. J. FURNISHED, modern improvements, seven rooms, good garden and lawn. \$200 per year.

Building Near Fifth Ave. Is Sold by Cable

Livingston Phelps, Attache of American Consul at Rome, Sells Structure Opposite Ritz-Carlton

Harry Mandel the Buyer

Also Purchases Acker, Merrill & Condit Co. Warehouse in West 43d Street

Douglas L. Elliman & Co., representing Livingston Phelps, attache of the American Consulate at Rome, sold to Harry Mandel, represented by Albert B. Ashforth & Co., Inc., the eight-story store and office building, 12 and 14 East Forty-sixth Street, 50x100, opposite the Ritz-Carlton Hotel and adjacent to the new Marlin-Rockwell Corporation Building. Negotiations for the sale were conducted by Elliman & Co. The building has been asking \$550,000 for the property.

Albert B. Ashforth & Co., Inc., sold to Henry Mandel, the Acker, Merrill & Condit Company warehouse at 132 and 136 West Forty-third Street, 62.6x100.5. The building, constructed about

MANHATTAN REAL ESTATE

AMERICAN BASEMENT
17 foot, East 60th. Unusual Garden. Duplex apartment, 2 suites. Bachelor Apartments. Attractive. 1000 sq. ft. 2nd floor. 422 East 60th St. 50 East 42nd St.

QUEENS REAL ESTATE

GREAT HOUSE BARGAIN
\$8,500 buys beautiful \$10,400 house; forced sale. Fine surroundings. Near station. Half hour Manhattan. Large plot, wide boulevard. Parquet, open fireplace, tiled bath. Tiled kitchen. Artistic decorations. \$2,000 cash. Easy payments. Save \$10,000.

Phone OWNER, 6515 Hollis

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TARRYTOWN, N. Y.

40 MINUTES FROM N. Y. CITY.
ANDREWS, a colonial home of rare beauty. 8 acres of attraction may be purchased furnished or unfurnished. 10 rooms, 3 car garage, garden, cottage. Grounds are well planted and cared for.

AN ENGLISH LAKELAND, 10 rooms, plot 14x25x35, desirable site for a doctor; fine shade, fruit and flowers.

GRAND DWELLING, with river view, about an acre, 15 rooms, 2 baths, 4 bedrooms, hardwood floors and trimmings throughout.

SMALL ESTATE of about 2 acres, 14 rooms, 3 baths, 4 open fireplaces, richly decorated throughout, in excellent condition; garage for 2 cars. Chautauque's family quarters and outbuildings.

Robert E. Farley Organization
12 EAST 41ST ST., N. Y. CITY.

WESTCHESTER COUNTY SPECIALISTS

FISH HOMES

627 5th Ave., cor. 44th St. Tel. 707 Van

WOODS-OF-LARCHMONT

One of the finest home locations in Larchmont, N. Y.

CHOICE LOTS

OFFERED AT VERY LOW PRICES TO CLOSE OUR HOLDINGS.

JOS. LAMBDEN & SON, Inc.

56 Larchmont St., Tel. 302 New Rochelle

HOMES & ESTATES IN WESTCHESTER COUNTY

CLARENCE G. MARTENS,

1116 B'way, 29th St. Tel. Bryant 2191

HOMES & ESTATES IN WESTCHESTER

Prince & Ripley, 427 Fifth Ave. New York

LARCHMONT—English interior stucco dwelling, 8 rooms and 3 baths; all improvements; large corner plot; exceptionally low price for quick purchase. DRUMMOND, 17 West 42d St. Telephone Murray Hill 3225.

TO LET FOR BUSINESS PURPOSES

Approximately

2200

SQUARE FEET

for

RENT

overlooking

CITY HALL PARK

Available about July 1.

Attractive space on 9th

Floor of Tribune Building

(6 windows overlooking City Hall Park)

light, airy, cool. Terms

reasonable. May be

seen by appointment

with renting agent

(Phone B'kman 3000).

NEW YORK

TRIBUNE

BUILDING

FOR RENT—IMMEDIATE POSSESSION.

Light, airy, office space.

Approximately 450 Square Feet.

Third Floor, Flat, Proof Building, With

Cement Floor, Newly Decorated, Good

Elevator Service, Electric Light, Semi-

Indirect Fixtures, Private Laundry.

OFFICE SPACE ONLY.

227 ELTON STREET

Telephone Cortlandt 478-3163-3122

AEOLIAN BUILDING—Office to sublet.

fifteen years ago, is eight stories above grade. It adjoins the Henry Miller Theater on the east. The property on the west was recently leased to the owner of the Claremont and Longview who intends to establish a restaurant at this point. The seller has been asking \$500,000 for the property.

Midtown Loft Sold at Profit

The twelve-story Crystal Building at 40 to 46 West Twentieth Street has been bought by Charles Galewski from the Atlantic Finance Corporation, which acquired it last March from Frederick Brown. Fully tenanted and yielding a total yearly rental of about \$100,000, the building occupies a plot 107x92, just east of the old Cammeyer Building, at the southeast corner of Sixth Avenue. It was erected in 1909 by the Fabian Construction Company (Moses Crystal, president) on land acquired from Judson S. Todd. The builders sold the property to Mrs. Elizabeth Guggenheim, who subsequently turned it over to the Elvira Realty Company, from whom Frederick Brown acquired it. H. A. Feder and Israel Cohen negotiated the present transaction.

Anticipates a Greater Heights

The New York Telephone Company has added to the site of the exchange at the northern corner of Cornutt Avenue and 146th Street by the purchase of a plot 50x100, adjoining on the street. The property was acquired from C. Retha Simpkins and Ruth S. Thayer, and gives the company a frontage on 146th Street of 200 feet. On the immediate corner is a three-story exchange building, 75x100, which the company plans to carry over the adjoining land.

Bank Disposes of Loft

The Stebbins Realty and Construction Company, Inc., bought from the Metropolitan Savings Bank, 81 Mercer Street, Spring and Broome Streets, a two-story business building, 25x100, John Bottomley was the broker.

24th Street Building Deal

Jacob J. Tobolski sold for Mary D. Fitzsimmons the four-story building at 122 East Twenty-fourth Street, 20x87.6.

\$225,000 Is Paid

For 157 Parcels in

Kingsbridge Section

Bryan L. Kennelly obtained a total of \$225,000 for the realty holdings of Isaac B. Singer and the Joseph H. Godwin estate, near the 231st Street station of the Broadway subway, at auction yesterday.

Several houses and 157 unimproved parcels were scheduled for sale. They flank the transit route, and are scattered in enough blocks on which stand many homes.

The northwest corner of Broadway and West 230th Street was sold to the Practical Garage Company for \$12,000; the old Godwin homestead, on Kingsbridge Avenue, running through Godwin Terrace, just north of 230th Street, was sold to William J. Smith for \$32,500; the dwelling on Kingsbridge Avenue, lot 234th Street, was sold to J. I. Eiferman for \$10,825. Other prices obtained were: In West 230th Street, from \$1,500 to \$2,100 a lot; on Broadway, between 230th and 231st streets, \$2,000 to \$3,100 a lot; on Bailey Avenue, an average of \$1,000 a lot; on Kingsbridge Terrace, about \$1,000 a lot; on Kingsbridge Avenue, about \$12 a lot; on Corlear Avenue, about \$800 a lot; and in West 232d Street, about \$800 a lot.

Among the buyers were William H. Terrell, John G. Gillman, James H. Lyman, Charles Blair, G. G. Hegman, P. W. Adams, Max Beckman, G. Niedom, Harry Hart, J. W. Young, Rudolph Mondra, Harry Hunt, J. I. Eiferman, John Zwick, William Sloan, John H. Lewis, Otto Bartels, H. Martin, W. E. Talcott, William Koebel, Peter Hangly, John J. MacCadden, Patrick Noonan, John J. Whitmore, Anthony McNulty and Thomas Kennan.

Chicago Man Purchases

Goodhue Estate at Ossining
Fish & Marvin rented for the summer season the property of Bertram G. Goodhue on the old Chappaqua Road, Ossining. The property comprises thirty-one acres and a remodeled farmhouse and outbuildings.

The Searsdale Estates, Robert E. Farley, president, sold a plot in the Greenacres section of Searsdale to Miss Helen A. Stiebeling, of Brooklyn. The Roy Miller, of Walden, N. Y., sold through Thomas S. Burke the vacant property at 84 Waverly Street, Yonkers.

Prince & Ripley, Inc., sold for the Godfrey Estate Company a plot on Littlejohn Place, Gedney Farm, White Plains, to Dr. Alfred Hendy, adjoining his residence. It is also reported that a prominent builder of this city has purchased a large tract of the Gedney Farm and intends to improve it with homes.

Eva Tanguay Buys Lots at Manhattan Beach for Home Site
Eva Tanguay, the actress, purchased five lots at Manhattan Beach, at the auction sale of Brooklyn properties, conducted by Arthur C. Sheridan, at the Montague Street Salesroom on Tuesday night for \$7,400.

Miss Tanguay recently sold her home at Sea Gate and will improve the Manhattan Beach site with a dwelling.

Get Home Site at Malvern
The Amsterdam Development & Sales Company sold at Malvern, L. I., to Henry Decker a plot fronting 60x106 Allynck Road; to S. P. Moore a plot 10x100 on Y. & C. Court; to Richard Dantes, a plot 60x100 at Nassau Avenue and Lisley Place; to George Neumann, an irregular plot of five lots on Rivera Court, and to Edward Egenberger, a plot 85x100 on Park Boulevard, on which he will build immediately.

Scandinavian Line to Build
Plans were filed yesterday by A. S. Hedman, architect, for a seven-story office building to be erected at the southeast corner of Whitehall and Bridge Streets, by the Scandinavian American Building, Inc., to cost \$150,000.

Acquire Home at Arleigh
The Ricker-Brown Realty Company sold to Susan Riker a two-story and basement Colonial brick dwelling on Ditmars Avenue, between Chauncey and Goddard Streets, Arleigh, for \$11,000.

New Owner for Mineola Garage
The Mineola Garage, at the northeast corner of Fifty-ninth Street and Park Avenue, has been sold to the Mineola Operating Company, Joseph P. Day and William Pierre Jockin were the brokers.

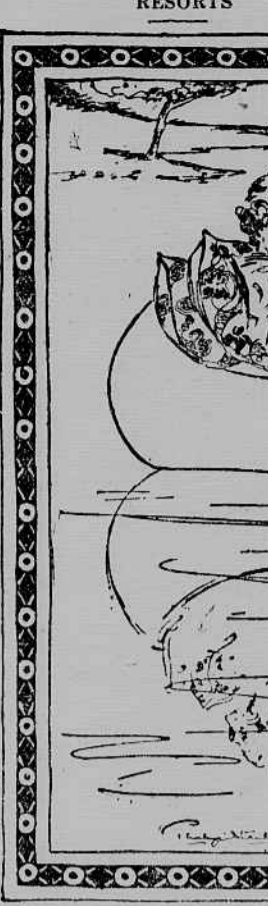
NEW JERSEY REAL ESTATE
ENGLEWOOD Houses for Sale
H. Weatherly & Co., Englewood, N. J.

CONNECTICUT REAL ESTATE
NORFOLK, CONN.
Estate for sale, containing more than 200 acres, with 12 room house, all furnished house, abundance of fruit, trout brook, H. maple orchard; elevation 1,500 feet (wooded); 100 acres of land, located on main state trunk line to Norwalk, 1 1/2 miles to railroad station, commuting distance; well situated for business or pleasure. Reasonable. For particulars address J. H. M. 3, O. Box 1675, New Haven, Conn.

GREENWICH, CONN.
Unusual apartments, six large rooms and two spacious porches. Co-operative ownership. Price \$15,000 to \$20,000.

DELAWARE
Central House, WATER GAP, PA.

RESORTS



NEW YORK STATE

CATSKILL MOUNTAIN HOUSE

Opens June 30. P. O. Beachview, N. Y.
Modern, fully equipped; 100 rooms with private bath, others with running water. Electric lights. Sanitary plumbing.

Famous for its Excellent Table
Every amusement. Tennis, Boating, Fishing, Motoring, Bowling, Billiards, Orchestra, Dancing, Garage.

New York Office:
Hotel McAlpin, 2nd Mezzanine Floor.
Phone Pennsylvania 5700.
John K. Van Wagoner, Manager

NEW YORK STATE

1000 ISLAND HOUSE

Alexandria Bay, N. Y.
The two leading hotels in the 1000 Islands are now under one proprietorship offering four hundred rooms more than half with private bath.

Finest fishing, moor boating, "Trout fishing".
Attractive book with beautiful pictures sent on request.

WILLIAM H. WARBURTON, proprietor

ATLANTIC CITY, N. J.

HOTEL DENNIS

ATLANTIC CITY, N. J.
An American Plan Hotel of Distinction and Real Comfort
ELECTRIC GARAGE
CAPACITY 600.
J. Walter J. Dennis

BEST LOCATED POPULAR-PRICED HOTEL
NETHERLANDS
Atlantic City, N. J.
Capacity 400. Elevator. Bathing. Privileges from Hotel water in backwash. Dance floor. New features. Ample rooming. \$3.00 up daily. \$17.50 up weekly.
AUGUST RUHWALD, Proprietor.

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WORLD'S GREATEST HOTEL SUCCESS

THE WILTSHIRE
Virginia Ave. and Beach. Capacity 350. Private bath. Dining and dancing. American plan. Special spring water. Booklet. SAMUEL ELLIS, owner. N. J. COLLINS, Mgr.

HOTEL WATKINS
6th Avenue, N. J. Asbury Park. Modern conveniences. Excellent cuisine. Booklet.

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Unsurpassed for beautiful rest and recreation. Consult Sunday's Tribune Resort Column for Atlantic City Hotels

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NEW MONTEREY HOTEL

The Resort Hotel Pre-Eminent
Directly on the Ocean
OPENS JUNE 19
American Plan. Capacity 400. Famous A la carte Grillroom. Hot and Cold Sea Water in Home. SHIRLEY M. DENNIS, Manager. McDONNELL & WATKINS, N. Y. City. Telephone Vanderbilt 3290. Members N. Y. Beach Exchange.

NORTH ASBURY PARK, N. J.

THE WARREN ON THE OCEAN

A Hotel of Distinction. Surrounded by Gardens and Lawns. At the Edge of the Sea. Artistic Apartments and Decorations. Every Room with Ocean View. Golf Course and Country Club. W. B. STUBBS, N. Y. Office, 114 W. 25th St.

THE BREAKERS ON THE OCEAN

SPRING LAKE BEACH, N. J.
Golf, Tennis, Billiards, Bathing, etc. 100 Ownership Management. LOUIS N. 2038.

BELMAR, N. J.

ON THE BOARDWALK

THE NEW COLUMBIA
BELMAR, N. J.
SUPERIOR FACILITIES FACING THE SEA. RECONSTRUCTED AND THOROUGHLY RENOVATED.
OPEN JUNE 15th
PRIVATE BATH, HOT TUB, SWIMMING POOL, GOLF, TENNIS AND YACHT CLUB. CLIMATICALLY PERFECT. Under the New Management of CHARLES J. MURPHY, OF THE HOUSE OF LAKESIDE.

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PINE BLUFF INN

Point Pleasant, N. J.
Among the pines on the beautiful Manasquan River shore. Every attraction of seashore, lake & country. All outside sports. Booklet.
J. E. Berberow.

ASBURY PARK, N. J.

BRISTOL W.W. HILYARD

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PLAZA HOTEL
Asbury Park, N. J. Only European Plan Hotel on the Ocean Front. Running Water in Every Room. JAS. KELSEY, Prop.

The Asbury Park, N. J. Moment.

The Marlborough

Asbury Park, N. J. Always Cool. Open all year. HAROLD W. SEXTON. ALLENHURST, N. J.

Allenhurst Hotel & Cottages

Open June 15th. New Management. ALLENHURST, N. J. HAROLD W. SEXTON. HOUSTON, N. J.

PUDDING STONE INN

Successful week-ends. Open all year. FOLDER. G. N. VINCENT, Houston, N. J.

OCEAN GROVE, N. J.

QUEEN DIRECTLY ON OCEAN FRONT

LAKE HOPATCONG, N. J.
Spent the summer at Lake Hopatcong.

RESORTS

